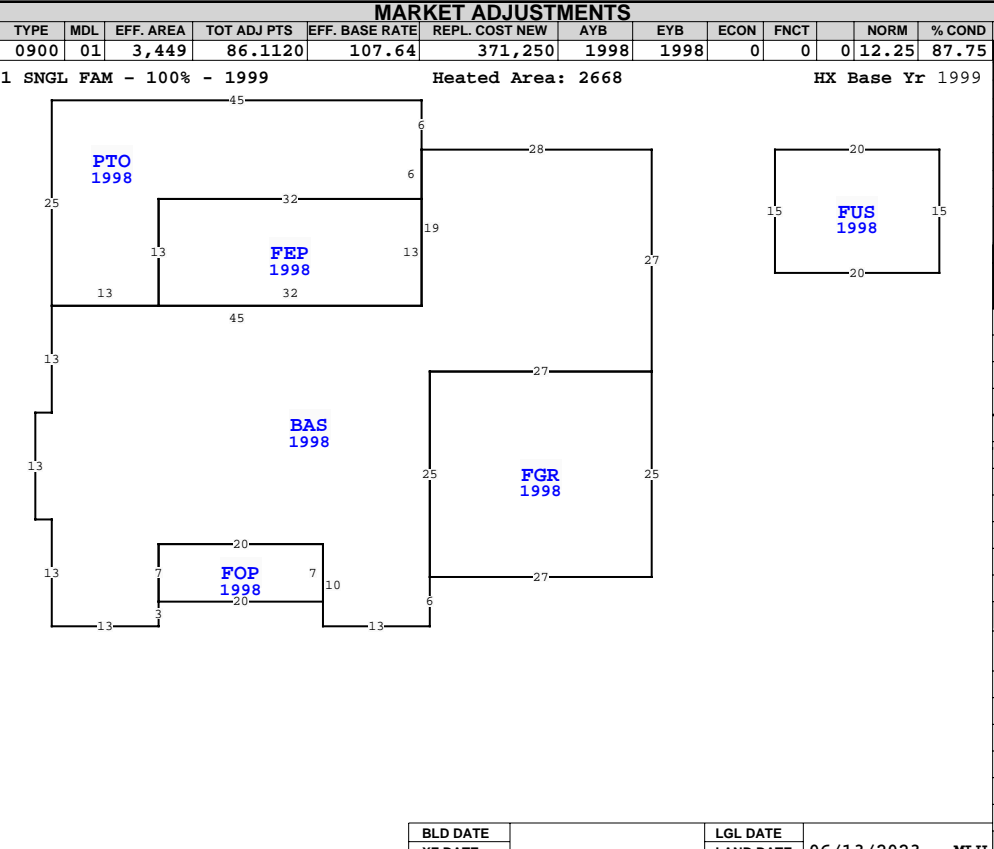


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	05	AVERAGE	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	80	
Interior Floor	08	SHT VINYL	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		2.5	100	
Frame	02	WOOD FRAME	100	
Stories	1.5	1.5	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	01	Quality Level 01		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,368	100	2,368	223,668
FEP	416	80	333	31,453
FGR	675	55	371	35,042
FOP	140	30	42	3,967
FUS	300	100	300	28,336
PTO	709	5	35	3,306
TOTALS	4,608		3,449	325,772



NASSAU COUNTY PROPERTY PAGE 1 of 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		388,238
TOTAL MARKET OB/XF VALUE		20,653
TOTAL LAND VALUE - MARKET		936,175
TOTAL MARKET VALUE		542,190
SOH/AGL Deduction		160,075
ASSESSED VALUE		382,115
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		332,115
TOTAL JUST VALUE		1,345,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,332,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003377	GARAGE	0	04/27/2018
B984647	NEW CONSTR	30,000	02/01/1998
MHU95988	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	V	RSN CD	SALE PRICE
2427/0521	1/21/2021	QC	U	V		11	100

GRANTOR: HOLLOWAY DUSTIN RAYMO
GRANTEE: HOLLOWAY LIVING TRU
1689/0889 6/23/2010 WD U I 30 100
GRANTOR: HOLLOWAY CECIL R JR &
GRANTEE: HOLLOWAY CECIL R JR

EXTRA FEATURES 44174 DUSTY RD, CALLAHAN

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00	100	1998	1998	3	81	2,835
2	0810	CONCRETE A	0	100	0	0	3,655.00	SP 6.50	6.50	100	1998	1998	3	75	17,818

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W28 PTO=[YR=1998] N6 W45 S25 E13
FEP=[YR=1998] E32 N13 W32 S13 \$ N13 E32 N6 \$ S19 W45 S13 W2
S13 E2 S13 E13 N3 FOP=[YR=1998] E20 N7 W20 S7 \$ N7 E20 S10
E13 N6 FGR=[YR=1998] E27 N25 W27 S25 \$ N25 E27 N27 \$ PTR=
E15 FUS=[YR=1998] E20 S15 W20 N15 \$ W15 \$.

LAND DESCRIPTION TOTAL OB/XF 20,653

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	106.15	AC		1.00	1.00	1.00	190.00	190.00	20,168							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	46.00	AC		1.00	1.00	1.00	555.00	555.00	25,530							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	154.12	AC		1.00	1.00	1.00	225.00	225.00	34,677							
5	006000	A	PAST1/HAY	0		OR	0.00	0.00	55.20	AC		1.00	1.00	1.00	370.00	370.00	20,424							
6	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floor	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4 GARAGE RES - 100% - 1999		591	56.1000	19.64	11,607	1998	1998		0	0	43.00	57.00

Heated Area: 360 HX Base Yr 1999

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		388,238
TOTAL MARKET OB/XF VALUE		20,653
TOTAL LAND VALUE - MARKET		936,175
TOTAL MARKET VALUE		542,190
SOH/AGL Deduction		160,075
ASSESSED VALUE		382,115
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		332,115
TOTAL JUST VALUE		1,345,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,332,346

Quality	03	Quality Level 03		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	4,030
FST	180	55	99	1,108
UCP	660	20	132	1,477
TOTALS	1,200		591	6,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2427/0521	1/21/2021	QC	U	V	11	100
GRANTOR: HOLLOWAY DUSTIN RAYMO						
GRANTEE: HOLLOWAY LIVING TRU						
1689/0889	6/23/2010	WD	U	I	30	100
GRANTOR: HOLLOWAY CECIL R JR &						
GRANTEE: HOLLOWAY CECIL R JR						

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
															44174 DUSTY RD, CALLAHAN				06/13/2023	MLU	

BUILDING NOTES

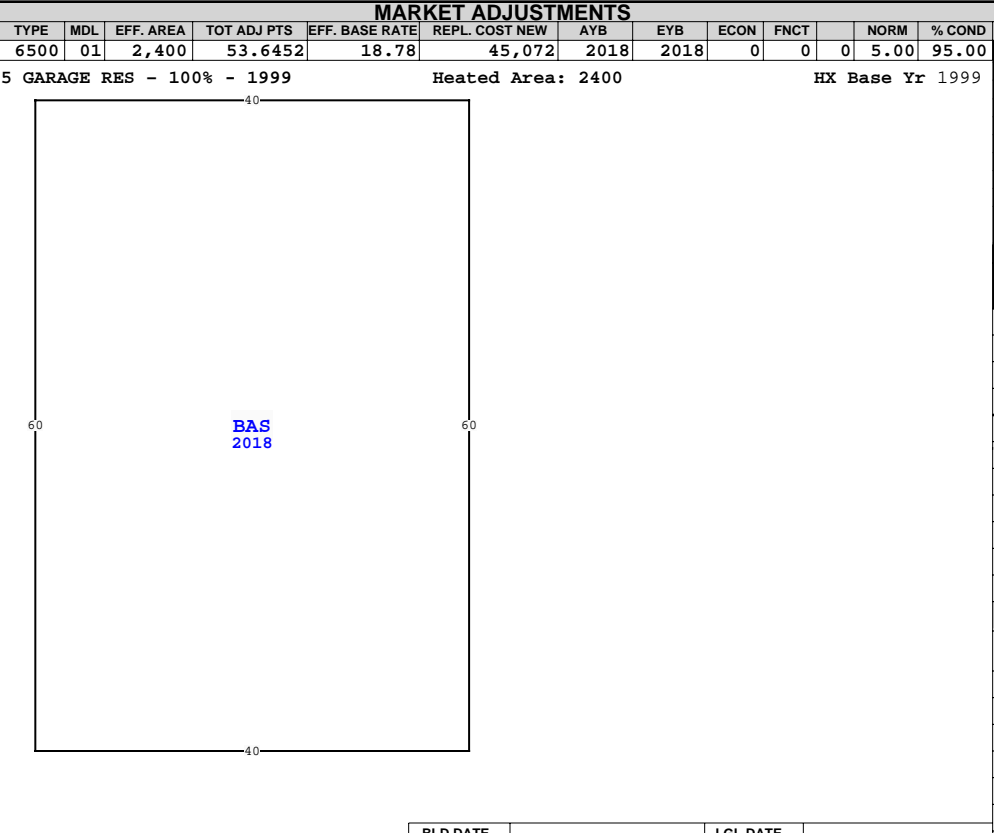
BUILDING DIMENSIONS
UCP=[YR=1998] W28 BAS=[YR=1998] W12 S30 E12 N30 \$ S30 E16 FST=[YR=1998] E12 N15 W12 S15 \$ N15 E12 N15 \$.

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
7	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	361.47	AC		1.00	1.00	1.00	2,500.00	2,500.00	903,675									

2024

36-2N-24-0000-0001-0010

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS													
ELEMENT	CD	CONSTRUCTION													
Exterior Wall	25	MOD METAL	80	6500	01	2,400	53.6452	18.78	45,072	2018	2018	0	0	5.00	95.00
Exterior Wall	10	ABOVE AVG 20													
Roof Structure	03	GABLE/HIP 100													
Roof Cover	12	MODULAR MT 100													
Interior Wall		N/A 100													
Interior Floop	03	CONC FINSH 100													
Air Condition	99	N/A 100													
Heating Type		N/A 100													
Bedrooms		0 100													
Bathrooms		0 100													
Frame	02	WOOD FRAME 100													
Stories	0	0 100													
Units	0	0 100													
Occupancy	00	NONE 100													
Quality	06	Quality Level 06													
DOR CODE	5000	IMPROVED AG													
MAP NUM		MKT AREA	08												
NEIGHBORHOOD/LOC	8001.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											
BAS	2,400	100	2,400	42,818											
TOTALS	2,400		2,400	42,818											



NASSAU COUNTY PROPERTY			PAGE 3 of 4	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	388,238			
TOTAL MARKET OB/XF VALUE	20,653			
TOTAL LAND VALUE - MARKET	936,175			
TOTAL MARKET VALUE	542,190			
SOH/AGL Deduction	160,075			
ASSESSED VALUE	382,115			
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE	332,115			
TOTAL JUST VALUE	1,345,066			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	1,332,346			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2427/0521	1/21/2021	QC	U	V	11	100	
GRANTOR: HOLLOWAY DUSTIN RAYMO							
GRANTEE: HOLLOWAY LIVING TRU							
1689/0889	6/23/2010	WD	U	I	30	100	
GRANTOR: HOLLOWAY CECIL R JR &							
GRANTEE: HOLLOWAY CECIL R JR							

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
44174 DUSTY RD, CALLAHAN				06/13/2023 MLU			

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=2018] W40 S60 E40 N60\$.																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSV

GOV LOTS 1 2 & 3 W OF SCL R/W
IN SEC 36-2N-24E
IN OR 1689/889 & OR 2427/521

HOLLOWAYLIVING TRUST/HOLLOWAY LELIA E TRUSTEE
44174 DUSTY ROAD
CALLAHAN, FL 32011

2024

36-2N-24-0000-0001-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall		N/A	100
Interior Floor	03	CONC FINSH	100
Air Condition	99	N/A	100
Heating Type		N/A	100
Bedrooms		0	100
Bathrooms		0	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,320	100	1,320
			13,032
TOTALS	1,320		1,320
			13,032

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
6	BARNs	-	0%	-	1999							
				Heated Area:	1320			HX Base Yr	1999			
<div style="border: 1px solid black; width: 100%; height: 150px; margin: 10px auto; position: relative;"> 66 66 20 20 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;"> BAS 2020 </div> </div>												
BLD DATE			LGL DATE			06/13/2023			MLU			
XF DATE			LAND DATE									
INC DATE			AG DATE									

NASSAU COUNTY PROPERTY										PAGE 4 of 4	6				
VALUATION SUMMARY										STANDARD					
VALUATION BY				Tax Group: 6				Tax Dist:							
BUILDING MARKET VALUE				388,238											
TOTAL MARKET OB/XF VALUE				20,653											
TOTAL LAND VALUE - MARKET				936,175											
TOTAL MARKET VALUE				542,190											
SOH/AGL Deduction				160,075											
ASSESSED VALUE				382,115											
TOTAL EXEMPTION VALUE				50,000				HX HB							
BASE TAXABLE VALUE				332,115											
TOTAL JUST VALUE				1,345,066											
NCON VALUE				0											
INCOME VALUE															
PREVIOUS YEAR MKT VALUE				1,332,346											
PERMIT NUM				DESCRIPTION				AMT				ISSUED			
SALES DATA															
OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE					
2427/0521		1/21/2021		QC U		V		11		100					
GRANTOR: HOLLOWAY DUSTIN RAYMO															
GRANTEE: HOLLOWAY LIVING TRU															
1689/0889		6/23/2010		WD U		I		30		100					
GRANTOR: HOLLOWAY CECIL R JR &															
GRANTEE: HOLLOWAY CECIL R JR															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=2020] W66 S20 E66 N20\$.															

LAND DESCRIPTION								TOTAL OB/XF								0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES				YEAR	DENSITY	DECL	FRZ	YR	CONSRV